

## Detailed Planning Analysis

### City File Number: OZS-2022-0024

The proposal has been reviewed and evaluated against the Planning Act, Provincial Policy Statement, and the Growth Plan for the Greater Golden Horseshoe, the Regional Official Plan, the City's Official Plan, and other applicable City of Brampton studies, guidelines and priorities.

The *Planning Act*, Provincial Policy Statement (PPS), the Growth Plan for the Greater Golden Horseshoe (Growth Plan), the Peel Regional Official Plan, and the Brampton Official Plan provide direction and policies that encourage efficient and sustainable development, and the use of existing infrastructure to provide an appropriate mix and density of land uses and built form. These documents support land use planning in a logical, well designed manner that support sustainable long term economic viability.

### Planning Act R.S.O 1990 and Provincial Policy Statement, 2020

The Planning Act provides guiding principles that are further reinforced in the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe. The proposal has been reviewed its compliance to matters of provincial interest as identified in the Planning Act R.S.O 1990 in terms of:

*2 (h) The orderly development of safe and healthy communities;*

*2 (i) The adequate provision and distribution of educational, health, social, cultural and recreational facilities;*

*2 (k) The adequate provision of employment opportunities;*

*2 (p) The appropriate location of growth and development;*

*2 (r) The promotion of built form that,*

- Is well-designed,*
- Encourages a sense of place, and*
- Provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;*

The proposal was also reviewed for its compliance to the Provincial Policy Statement (PPS). The PPS provides policy direction on matters of provincial interest related to land use planning and development. Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.

The subject property is located in a Settlement Area as defined by the PPS. The PPS policies that are applicable to this application include but are not limited to:

- *1.1.1 Healthy, liveable and safe communities are sustained by:*
  - a) *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
  - b) *accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
  - c) *avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
  - d) *avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
- *1.1.3.1 Settlement areas shall be the focus of growth and development.*
- *1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:*
  - a) *efficiently use land and resources;*
  - b) *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
  - c) *minimize negative impacts to air quality and climate change, and promote energy efficiency;*
  - d) *prepare for the impacts of a changing climate;*
  - e) *support active transportation;*

*f) are transit-supportive, where transit is planned, exists or may be developed; and*

*g) are freight-supportive.*

- *1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.*

- *1.5.1 Healthy, active communities should be promoted by:*

*b) planning and providing for a full range and equitable distribution of publicly accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;*

*d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.*

- *1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.*

- *1.6.7.4 A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.*

- *1.7.1 Long-term economic prosperity should be supported by:*

*c) optimizing the long-term availability and use of land, resources, infrastructure and public service facilities;*

*e) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;*

The subject lands are located within a 'Settlement Area' as defined by provincial and municipal planning policy. The subject lands are within the 'Built Boundary' as defined in Schedule 1: City Concept, in the City of Brampton Official Plan.

The subject lands are located at an "edge" site, whereby the site's locational attributes lend to its suitability for re-development due to its close proximity to upscale executive residential uses. The proposed development is located within the City's built boundary,

and presents an opportunity for the orderly development of the subject lands which is in close proximity to an established residential area, in accordance with sections 2(h) and 2(p) of the Planning Act. Furthermore, the application will facilitate the provision of educational and child care services in close proximity to residential land uses within the Vales of Humber Secondary Plan, in accordance with section 2(i). The proposed development promotes built form that encourages a sense of place by establishing a diverse land use at a gateway to the Vales of Humber Secondary Plan area on the west side of The Gore Road.

The direction of the Provincial Policy Statement is to move away from the low intensity, and rural-like development form characteristic of the Toronto Gore Rural Estate area, which is comprised of large residential dwellings with private septic services. The PPS promotes compact, efficient forms of development which make use of existing municipal sewage and water services. The proposal represents the appropriate location of growth and development in accordance with 2(p) through the intensification of a site with access to existing municipal services.

The proposal supports the provision of educational and child-care services to meet the City's long-term institutional needs in accordance with section 1.1.1 (b) of the Provincial Policy Statement. The proposal supports the efficient use of land by introducing a complementary educational use within an established estate residential neighbourhood with close proximity to residential uses at a higher density than the rural, low density development characteristic of the Estate Residential area, in accordance with section 1.1.3.2 of the Provincial Policy Statement.

Based on the above, staff is satisfied that the proposed Official Plan and Zoning By-law amendment are consistent with the policies of the PPS and matters of provincial interest in the Planning Act.

## **Places to Grow: Growth Plan for the Greater Golden Horseshoe**

The subject lands are within the "Built-Up Area" as defined by the 2020 Growth Plan for the Greater Golden Horseshoe. The Growth Plan promotes development that contributes to complete communities, creates street configurations that support walking, cycling and sustained viability of transit services which creates high quality public open spaces. The proposal was evaluated with regard for the policies in the Growth Plan for the Greater Golden Horseshoe (GGH). The proposed development demonstrates conformity to the following sections of the Growth Plan:

### 2.2 Policies for Where and How to Grow

#### *2.2.1 Managing Growth*

- *2.2.1.2 Forecasted growth to the horizon of this Plan will be allocated based on the following:*

*a) the vast majority of growth will be directed to settlement areas that:*

- i. have a delineated built boundary;*
- ii. have existing or planned municipal water and wastewater systems; and*
- iii. can support the achievement of complete communities;*

*c) growth will be limited in settlement areas that:*

- i. are rural settlements*
- ii. are not serviced by existing or planned municipal water and wastewater systems; or*
- iii. are in The Greenbelt Area*

*d) development will be directed to settlement areas, except where the policies of this Plan permit otherwise;*

*e) development will be generally directed away from hazardous lands;*

*• 2.2.1.3. Upper- and single-tier municipalities will undertake integrated planning to manage forecasted growth to the horizon of this Plan, which will:*

*a) establish a hierarchy of settlement areas, and of areas within settlement areas, in accordance with policy 2.2.1.2;*

*b) be supported by planning for infrastructure and public service facilities by considering the full life cycle costs of these assets and developing options to pay for these costs over the long-term;*

*c) provide direction for an urban form that will optimize infrastructure, particularly along transit and transportation corridors, to support the achievement of complete communities through a more compact built form;*

*d) support the environmental and agricultural protection and conservation objectives of this Plan; and*

*e) be implemented through a municipal comprehensive review and, where applicable, include direction to lower-tier municipalities.*

*• 2.2.1.4. Applying the policies of this Plan will support the achievement of complete communities that:*

- a) *feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;*
- b) *improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;*
- e) *provide for a more compact built form and a vibrant public realm, including public open spaces;*
- f) *mitigate and adapt to the impacts of a changing climate, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and*
- g) *integrate green infrastructure and appropriate low impact development.*

## 2.2.2 Delineated Built-up Areas

- *2.2.2.3. All municipalities will develop a strategy to achieve the minimum intensification target and intensification throughout delineated built-up areas, which will:*

- a) *identify strategic growth areas to support the achievement of the intensification target and recognize them as a key focus for development;*
- b) *identify the appropriate type and scale of development in strategic growth areas and transition of built form to adjacent areas;*
- c) *encourage intensification generally throughout the delineated built-up area;*
- d) *ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities;*

The direction of the policies in the Growth Plan is to promote intensification throughout the built-up area, and a diversity of land uses and development to achieve complete communities. The proposed development is located on lands that are located in an existing settlement area in accordance with section 2.2.1.2 (d), and are also situated away from natural hazards as the subject lands are located outside of the floodplain of the Humber River with respect to section 2.2.1.2 (e) of the Growth Plan. The proposal directs growth within the built boundary in accordance with section 2.2.1.2 (a) (i) and 2.2.2.3 (c) of the Growth Plan.

By introducing a day nursery and private school use in an established residential area, the proposed development is supporting the creation of a more complete community, whereby residents and growing families in the neighbouring Vales of Humber Secondary Plan Area will have access to educational services. The proposed use will support the convenient access of educational and child-care services for residents in the neighbouring residential community, and will introduce a diverse land use within an

established estate residential neighbourhood while paying due respect for the character and built form of the Toronto Gore community with respect to section 2.2.1.4 (a).

Based on the above, staff is satisfied that the proposed Official Plan and Zoning By-law amendment are consistent with the policies of the Growth Plan.

## **Regional Official Plan (April 2022)**

The Region of Peel Official Plan facilitates decisions with regard to land use matters, and guides growth and development within the lower-tier municipalities in the Region of Peel. The subject lands are within the “Urban System” in Schedule E-1: Regional Structure, and the ‘Built-Up Area’ in Schedule E-3 of the Region of Peel Official Plan. The proposal has been evaluated against the Region of Peel Official Plan to ensure that it conforms to the Plan. The Region of Peel Official Plan sections that are applicable to this application include but are not limited to:

### 5.4 Growth Management

- *5.4.1 To optimize the use of the existing land supply of the Region by directing a significant portion of growth to the Delineated Built-up Areas through intensification, particularly Strategic Growth Areas such as the Urban Growth Centres, intensification corridors and Major Transit Station Areas.*
- *5.4.8 To support planning for complete communities in Peel that are compact, well-designed, transit-supportive, offer transportation choices, include a diverse mix of land uses, accommodate people at all stages of life and have an appropriate mix of housing, a good range of jobs, high quality open space, and easy access to retail and services to meet daily needs.*
- *5.4.10 Direct the local municipalities to incorporate official plan policies to develop complete communities that are well-designed, transit-supportive, offer transportation choices, include a diverse mix of land uses in a compact built form, accommodate people at all stages of life and have an appropriate mix of housing, a good range of jobs, high quality public open space and easy access to retail and public service facilities.*
- *5.4.11 Direct a significant portion of new growth to the Delineated Built-up Areas of the community through intensification.*

### 5.4.18 Intensification

- *5.4.18.1 To achieve efficient and compact built forms.*
- *5.4.18.2 To optimize the use of existing infrastructure and services.*
- *5.4.18.3 To revitalize and/or enhance developed areas.*

- 5.4.18.8 *To achieve a diverse and compatible mix of land uses including residential and employment uses to support vibrant neighbourhoods.*

## 5.6 The Urban System

- 5.6.1 *To achieve sustainable development within the Urban System, reduce greenhouse gas emissions, and adapt the region to a changing climate.*
- 5.6.2 *To establish complete healthy communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities.*
- 5.6.3 *To achieve intensified and compact built form and a mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances while taking into account the characteristics of existing communities and services.*
- 5.6.4 *To achieve an urban structure, form and densities which are pedestrian-friendly and transit-supportive.*
- 5.6.11 *Direct urban development and redevelopment to the Urban System within the Regional Urban Boundary, as shown on Schedule E-1, consistent with the policies in this Plan and the local municipal official plan.*

### 5.7.17 Palgrave Estate Residential Community

*The Toronto Gore Estates area in Brampton is regarded as a specialized area within the Urban System, and therefore is not specifically identified in this Plan. Furthermore, other estate residential areas in Peel Region are deemed too small in size to be recognized in this Plan.*

The proposed Official Plan and Zoning By-law Amendment supports the policies and objectives in the Region of Peel Official Plan. The proposed development will direct growth to the delineated built-up area as identified in Schedule E-3 of the Official Plan, and will support the enhancement of the established estate community through the provision of an essential service to nearby established residential land uses west of The Gore Road. The proposal introduces a diverse land use in an otherwise homogenous community consisting of mostly residential land uses, and accommodates the needs of growing families in the Vales of Humber Secondary Plan area.

The proposed development directs growth to the urban system, and supports modest intensification of the subject lands to introduce a diverse land use to a residential area to support complete and healthy communities in accordance with S. 5.4.1, and 5.4.8. The proposal has regard for the characteristics of the existing Toronto Gore community in accordance with S. 5.6.3.



Based on the above, staff is satisfied that the proposed Official Plan and Zoning By-law amendment are consistent with the policies of the Region of Peel Official Plan.

### **City of Brampton Official Plan (2006):**

The City of Brampton Official Plan guides the physical growth and development of the City and guides land use decision-making to meet the needs of current and future residents to 2031. The property is designated “Estate Residential” and “Unique Communities” in Schedule A: General Land Use Designations of the Official Plan. The site is also located within a Mature Neighbourhood. The lands are situated adjacent to The Gore Road, which is identified as a ‘Major Arterial (Regional)’ road in Schedule B: City Road Hierarchy. The “Estate Residential” designation permits low density, low intensity form of residential development characterized by large, individual lots which do not require full urban services.

An amendment to the Official Plan from the “Estate Residential” to a Special Policy Area designation is required to formalize the existing day nursery use and proposed private school use on the subject property. The Official Plan policies that are applicable to this application include but are not limited to:

#### 3.2.10 Unique Communities

*In Brampton, there are a number of communities that are of unique characteristics including the Toronto Gore, Huttonville, Churchville and Downtown Brampton. These areas possess unique cultural, historic, natural, and landscape qualities which are valued by the communities. Their conservation forms an important part of the City structure and contributes to the sense of place and identity.*

*Downtown Brampton, notably the area along Main Street, is home to and has the largest concentration of the City’s heritage buildings and features. It is the subject of a proposed study to investigate the feasibility of establishing it as a Heritage Conservation District under the Ontario Heritage Act. Churchville is already a designated Heritage Conservation District under the Ontario Heritage Act and its development/redevelopment needs to conform with the Churchville Heritage Conservation District Plan. **Huttonville and the Toronto Gore are designated for Village Residential and Estate Residential respectively as shown on Schedule “A” to preserve their unique and historical characters. The Estate Residential designation provides a low density, low intensity form of residential development characterized by large, individual lots which do not require full urban services. It offers a rural lifestyle within an urban setting and adds to the City’s diverse housing choice as well as sense of identity.***

#### 4.2.1.20 Older, Mature Neighbourhoods

*Development of new detached dwellings, detached replacement dwellings or building additions to existing dwellings be compatible with the general size, type and style of dwellings in the neighbourhood which are integral to the established character of mature neighbourhoods. Massing, scale and height of the dwellings or building additions should be consistent with the host neighbourhood. Detached dwellings or building additions shall be designed to minimize loss of privacy and sunlight on neighbouring properties. Detached dwellings should not dominate the lots. The separation of dwellings shall be generally consistent with existing separation of dwellings in the neighbourhood. Landscaping and fencing is encouraged to maintain established aesthetics and privacy.*

*4.2.1.20.1 The built-form of development, including scale, height, massing and architecture, is to be compatible with the built-form of the host neighbourhood.*

*4.2.1.20.2 Dwellings or building additions should be generally consistent with the setbacks, orientation and building separation distances within the host neighbourhood.*

*4.2.1.20.3 Impacts of drainage, access, privacy and shadowing on adjacent dwellings shall be minimized.*

*4.2.1.20.4 Where designated or listed heritage buildings are present in a mature neighbourhood, the integration of heritage building elements in the design of dwellings and building additions should be made to the greatest extent possible.*

#### *4.2.3 Estate Residential*

*• 4.2.3.1 The Estate Residential designations shown on Schedule "A" shall include single detached dwellings and accessory buildings, group homes, public utility installations and public open space.*

*• 4.2.3.2 For those lands on the west side of Mississauga Road north of Huttonville designated as Estate Residential on Schedule "A", development shall be accommodated by communal servicing as opposed to private septic systems.*

*• 4.2.3.3 The minimum lot size in the City's designated Estate Residential areas shall be:*

*a) 0.4 hectares (1 acre) for the Huttonville Estate area located west of Mississauga Road;*

*(b) 0.8 hectares (2 acres) for the large Toronto Gore Estate area east of Goreway Drive.*

*c) 0.4 hectares (1.0 acre) for the Marysfield Neighbourhood located east of The Gore Road and south of Mayfield Road;*

*d) 0.8 hectares (2 acres) for the Tortoise Court Estate areas located west of Goreway Drive and south of Countryside Drive; and,*

e) 1.2 hectares (3 acre) for the Manswood Estates area located west of the Gore Road and south of Queen Street.

*These minimum lot sizes contribute strongly to the character of each of the areas. Estate lots greater than the minimum lot size for each of those Estate Residential areas shall be discouraged, unless a marginally larger size is required due to health regulations or due to topography or geometric constraints. This policy will provide continued protection of the existing rural estate housing community from consent and severance applications while at the same time ensure a long term supply of estate building lots.*

*4.2.3.4 The City shall also consider the following in its assessment of an Estate Residential plan of subdivision:*

*(i) It is preferable that access to individual lots be from internal roads and not from existing or unopened concession roads, Regional Roads or Provincial Highways;*

*(ii) Convenient access to an existing concession or Regional Road, or a Provincial Highway from an estate residential subdivision shall be required to ensure ready accessibility for all vehicular traffic;*

*(iii) Lots shall have sufficient land to meet the requirements of the City's Building Department with regard to the proper installation and functioning of private or communal services;*

*(iv) Subdivision of land for residential development in areas designated Estate Residential be subject to the provision of piped municipal water by the Region of Peel;*

*(v) Impact studies, as required by the City, are to be provided by the development proponent in accordance with the policies of this Plan; and,*

*(vi) Accessory buildings shall be small in scale, designed and constructed in a fashion sympathetic to the primary intended use and regulated by the comprehensive zoning by-law.*

*4.2.3.5 Consent applications in respect of land located within designated Estate Residential areas, as shown on Schedule "A", shall be considered and may only be granted:*

*(i) In accordance with the policies of this Plan;*

*(ii) When it is clear that the consent will not adversely impact the ultimate development pattern of the entire holding;*

*(iii) If the general policies, conditions and criteria in the consent policies of the Implementation Section of this Plan are complied with; and,*

*(iv) The lot size and access provisions of the preceding Estate Residential policies are satisfied.*

The 'Estate Residential' designation permits single detached dwellings and accessory buildings, group homes, public utility installations and public open space uses. The Official Plan limits the expansion of estate residential areas beyond their current locations. The proposed development seeks to permit a private school and day-care use, with a proposed expansion to the existing facility to permit additional students and staff.

The subject property is located at an 'edge site' in the Estate Residential designation, and abuts a 'Gateway' at the intersection of The Gore Road and Squire Ellis Drive as identified in the Vales of Humber Secondary Plan. The policies of the 'Unique Communities' designation in S. 3.2.10 of the Official 'Estate Residential' designation states that these areas possess unique cultural, historic and landscape qualities which require conservation. The proposal maintains components of the natural and landscape qualities characteristic of the Toronto Gore Area through the preservation of a large building setback from the street, and landscaped buffers along all lot lines. The proposal further contributes to the 'Gateway' identified in the Vales of Humber Secondary Plan by increasing the provision of services and employment at the Gateway, and represents an appropriate interface with adjacent commercial and residential land uses. The proposed development has the potential to further contribute to the sense of place and identity in this 'Unique Community' through the development of a complementary land use offering educational services to children ages eighteen (18) months up to fourteen (14) years old, which is a land use distinct to the surrounding estate residential properties. Impacts to privacy on adjacent dwellings in accordance with S. 4.2.1.20.3 are satisfied through a required 1.8 metre wooden privacy fence along the rear yard, along with a required 1.5-metre landscaped buffer along the interior lot lines. A planting design sufficient to screen the use from the adjacent properties will be implemented at the site plan stage of development.

The expansion of estate residential land uses is discouraged in the Official Plan. The proposed development does not anticipate a reduction in the existing 1.91 acre lot size, which is in keeping with the larger lot sizes that are characteristic of the Toronto Gore community in accordance with S. 4.2.3.3 of the Official Plan. The proposed development presents an opportunity for gentle intensification in an established estate area, and introduces a complementary day nursery and private school use at an edge site of the Toronto Gore area to generate a sense of place and identity. The proposed development supports intensification within the City's built-up area with regard for the existing characteristics of the surrounding estate residential neighbourhood, including maintaining the minimum lot size required for the estate residential designation, preservation of the existing building on-site, and a generous front yard setback in keeping with other

residential properties in the estate residential area to preserve the sense of open space characteristic to the Toronto Gore community. The Zoning By-law Amendment includes minimum landscaped buffers to further preserve the elements of character in the Toronto Gore area which contains mature landscaping and street trees.

Although some elements characteristic of the Toronto Gore community are maintained in the proposal, there are some elements of the proposal, such as the proposed use of the property, which deviate from the norm in comparison to the surrounding neighbourhood. Although the proposed day nursery and private school land uses are not consistent with the surrounding estate residential land uses, the proposal is complementary to the area by maintaining the scale and height of surrounding residential properties. The effect of the day nursery and private school use is to create a landmark within the Estate Residential designation, which is strategically located at a 'Gateway' to the adjacent Upscale Executive residential properties in the abutting Vales of the Humber Secondary Plan area.

Staff is satisfied that the proposed Official Plan and Zoning By-law amendment are consistent with the policies of the City of Brampton Official Plan.

### **Toronto Gore Density Policy Review and Draft Brampton Plan:**

The property is located in the Toronto Gore Rural Estate Secondary Plan (Area 26). The Secondary Plan is currently under review, with two distinct geographic areas of the Secondary Plan area forming the Toronto Gore Density Policy Review (TGDP).

SGL Planning & Design Inc. was hired by the City to complete the Toronto Gore Density Policy Review Study. The Toronto Gore Density Policy Review (the "Study") was initiated in 2016 to assess both the existing established estate residential community with a focus on protecting community character and to assess the undeveloped lands in the southern quadrant to determine if there is potential to introduce more urban densities on full urban services. The Study includes the lands that are generally bounded by Countryside Drive to the north, Castlemore Road to the south, The Gore Road to the east, and Goreway Drive to the west, along with two areas north of Countryside Drive. The subject lands are within the boundaries of the Toronto Gore Density Policy Review.

A supply and demand analysis was conducted for the Toronto Gore Density Policy Review study which found that those residing in estate residential lots are typically older couples with children no longer residing at home. The study also anticipates a demographic shift in the Toronto Gore area towards young families consisting of married couples and children, and a reduction in the proportion of seniors in the area. The analysis found that housing demand for estate residential lots can be fulfilled through existing vacant lots, for which there are currently 138 existing vacant Estate Residential lots.

Furthermore, the analysis concluded that the demand for estate residential lots has decreased with only 4 building permits being issued per year. The rate at which building permits are received for estate residential housing may be less as those residents who

currently reside in estate housing decide to downsize, which will in turn reduce the demand for building permits on vacant estate residential lots, and increase the available housing supply. The study concluded that estate residential housing will continue to have a limited role in fulfilling housing demand in the City of Brampton, and that housing demand can be accommodated within the existing supply of vacant Estate Residential lots.

Recommendations from the Toronto Gore Density Policy Review Study are captured in Brampton's new Draft Official Plan (Brampton Plan). The subject lands are designated 'Established Rural Estate Residential Area' in Schedule 12 of the draft Brampton Plan. The policies pertaining to the Established Rural Estate Residential Area, located in Chapter 4 – Section 2 of the draft Brampton Plan, permit single detached residential dwellings, supportive housing residences and public open space uses. The draft Brampton Plan policies protect the rural characteristics of the Toronto Gore area by prescribing minimum lot size of 0.8 hectares (2 acres) and lot widths of 45 metres. The draft Brampton Plan permits consideration for amendments to the Brampton Plan or Zoning By-law to permit complementary uses on lots with frontage on arterial roads, subject to the development satisfying criteria. This criteria includes the following:

- i) That an Area Plan will be prepared to the satisfaction of the City prior to the development of the lands. The Area Plan will demonstrate how the property can be developed comprehensively with the adjacent properties, and will identify existing and future structuring elements, including the internal road network and driveway arrangements, site access, and easements for mutual access;*
- ii) That the development must be sensitive to the scale and character of the established estate rural residential neighbourhood; and*
- iii) That access to and from the property will only be permitted from an arterial road and will not be provided from any other lands or local roads within the established rural estate residential area.*

The proposed development is consistent with the policies implemented in the draft Brampton Plan. The proposal maintains access to the Gore Road, and is sensitive to the scale of the surrounding land uses by maintaining the maximum building height of two storeys, which is characteristics of the Toronto Gore community, the large building setback from the street to promote a sense of open space, and landscape enhancements such as landscape buffers along all lot lines to maintain the natural and landscape qualities of the Toronto Gore community. Staff is satisfied that the proposed development aligns with the recommendations for the Toronto Gore Density Policy Review and policies in the draft Brampton Plan.

#### **Zoning By-law:**

The lands are currently zoned “*Residential Rural Estate Two – RE2*” by By-law 270-2004 as amended. An amendment to the Zoning By-law is required to facilitate the continued use of the subject lands for Day Nursey and private school use.

In order to facilitate the proposed development and to formalize the existing use in the Official Plan and Zoning By-law, a special section in the RE2 Zone is being proposed (RE2-3697).

The following is an overview and rationale for the key requirements and restrictions contained in the Zoning By-law amendment recommended for approval in Appendix 13 of this report:

#### *Built Form:*

There are regulations proposed to manage built form of the proposed development in the Zoning By-law Amendment, including building height, lot coverage, and building setbacks. The regulations that influence built form in the Zoning By-law Amendment support the proposed day nursery and private school use on the subject property, while also maintaining some of the existing characteristics of the Toronto Gore community. For example, the maximum building height of two-storeys is maintained in the proposed Zoning By-law Amendment. The Zoning By-law Amendment also maintains a large front-yard setback of 42 metres which is a component of the unique, rural characteristics of the Toronto Gore community characterized by a sense of open space.

#### **Technical Requirements:**

##### Planning Justification Report

A Planning Justification Report was prepared by Candevcon Ltd., dated December 27, 2021, to describe the planning rationale and an overview of the policy context for the proposed development. The Planning Justification Report provides a detailed rationale for the proposal and includes an analysis of the Planning Act, Provincial Policy Statement, and Growth Plan for the Greater Golden Horseshoe, Region of Peel Official Plan, City of Brampton Official Plan, and the Toronto Gore Rural Estate Area. City Staff is satisfied with the report and find that it supports the proposed Official Plan Amendment and Zoning By-law Amendment.

##### Urban Design Brief

An Urban Design Brief prepared by MBTW | WAI dated March 2023 has been provided to address the proposed built form and architectural character of the proposed development, landscaping and environmental design, and to assess the integration of the development in the existing Toronto Gore Rural Estate community. The Urban Design Brief discusses the application’s conformity to the City Wide Development Design

Guidelines by maintaining the architectural character of the existing community, and limiting the visibility of outdoor amenity uses.

Staff has reviewed the proposal and Urban Design Brief and found it to be satisfactory to support the proposal.

### Functional Servicing and Stormwater Management Report

A Functional Servicing Report dated March 16, 2023, prepared by Candevcon Ltd. was completed in support of the proposed development. The purpose of this report is to address how the site may be serviced with respect to site grading, stormwater management, water supply, and sanitary sewerage.

#### *Sanitary and Water*

The property is currently connected to an existing 250mm sanitary sewer that crosses The Gore Road and connects to the sanitary sewer on Squire Ellis Drive. The site is currently serviced by a 150mm fire service and 100mm domestic water service. The existing fire hydrant will be relocated to accommodate the proposed parking lot expansion.

#### *Storm Drainage*

Low Impact Development (LID) features such as bioswales and infiltration trench systems are proposed to meet stormwater management design criteria. The report concludes that the proposed LID features will facilitate the quantity and quality stormwater management objectives, and that drainage on adjacent lands will not be adversely affected.

Revisions are required to the stormwater management component of the Functional Servicing Report at the Site Plan stage of development. The Region of Peel requires drawdown calculations for each infiltration system based on native soil infiltration rates to be included in the subsequent submission of the Functional Servicing Report. This can appropriately be completed as part of the site plan approval process. Environmental Engineering staff at the City of Brampton have reviewed the Functional Servicing Report and are generally satisfied that the site can achieve the grading, storm servicing, and stormwater management proposed by the applicant.

### Archaeological Assessment

A Stage 1 and Stage 2 Archaeological Assessment was prepared by The Archaeologists Inc. on October 13<sup>th</sup>, 2021. The Stage 1 study found that the property exhibits the potential for the recovery of archaeological resources and recommended a Stage 2 assessment. The Stage 2 assessment recommended no further archaeological assessment on the lands. The letter from the Ministry of Tourism, Culture and Sport was submitted confirming



their acceptance of the report. Heritage staff is satisfied with the findings of these assessments.

### Traffic Impact Study

A Traffic Impact Study prepared by Candevcon Ltd. was submitted in support of the Planning Act application to assess the impacts of the proposed development on the local road network. The study concluded that the proposed addition to the Montessori School will result in a total of 223 trips during the A.M. Peak Hour and 58 trips during the P.M. Peak Hour. Future traffic conditions were analyzed in the report for the intersections of The Gore Road and Squire Ellis Drive, and the existing site access at The Gore Road. The analysis indicates that all turning movements for intersection at The Gore Road and Squire Ellis Drive will continue to operate at a Level of Service “C” or better, which is defined as “Good”. The intersection at the existing site access and The Gore Road will operate at a Level of Service “A” during the A.M. Peak Hour, which is defined as “Excellent”, and Level of Service “B” during the P.M. Peak Hour, which is defined as “Very Good”.

The Gore Road is a Regional road, and as such, review and approval of the report is contingent on acceptance of the report by Regional traffic staff. Region of Peel Traffic staff has reviewed the report. The report has not been approved by Regional Traffic staff at this time, and Regional Traffic staff will continue to review the report at the site plan stage of development. There are outstanding concerns with respect to the proposed building occupancy of 220 students and 30 staff, and the resulting impacts to the Regional traffic network. The Region of Peel’s clearance of the site plan application is contingent on further review of the impacts to the Regional traffic network through a resubmission of the Traffic Impact Study, and confirmation of the ultimate building occupancy that can be adequately supported by the Region’s transportation network.

### Tertiary Plan

A Tertiary Plan was prepared by Candevcon Ltd., dated February 1, 2023 in support of the application. The Tertiary Plan was developed to show how the site can be comprehensively developed with the adjacent properties to the north of the subject site. The Tertiary Plan takes into consideration the vehicular access to The Gore Road to be achieved through the future development, the land uses contemplated for the northerly properties, the natural heritage areas and potential setback limits of sensitive species such as Redside Dace Habitat, and the proposed built form and locational attributes of the Montessori school.

The Tertiary Plan was developed with consideration for the ‘Established Rural Estate Residential’ policies of the draft Brampton Plan (December, 2022). The land uses to the north are identified as ‘Potential Mixed Use (Residential, Institutional, and Commercial)’. The Tertiary Plan identifies a shared access with the site immediately north of the subject lands to align with Squire Ellis Drive to permit the future development of the site to the

north with a more efficient access configuration to improve traffic functionality on The Gore Road.

### Tree Inventory and Preservation Plan

A Tree Inventory and Preservation Plan prepared by The Urban Arborist, dated October 16, 2022 was submitted in support of the application. The Tree Inventory and Preservation Plan identifies the existing trees on the property, the trees that need to be removed to accommodate the proposed development, the minimum tree protection zone, and tree protection barrier. The Tree Inventory and Preservation Plan identifies the removal of 10 trees, and 15 replacement trees.

Compensation plantings will be required and implemented at the site plan stage of development.

### Sustainability Score and Summary

The City of Brampton's Sustainability Metrics are used to evaluate the environmental sustainability of development applications. To measure the degree of sustainability of this development application, a Sustainability Score and Summary were submitted. The application has a Sustainability Score of 38 points, which achieves the City's Bronze threshold. A revised assessment, submitted under the New Sustainable Communities Program will be reviewed and verified through the Site Plan review process.